Document No. 4111
Adopted at Meeting of 9/3/81

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-1 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel R-1 from residential-upper floors, commercial and/or offices-ground floor (1) to residential.

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environement.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

R-1/294-296 Columbus Ave.
BUCKINGHAM
PARKING
STREET
10
20,232
NATIONAL PARKING GARAGE
40,132
DARTMOUTH
RR-2
RR-68
SE-99
P-2
RR-1
CHANDLER
AWRENCE
CLARENDON
CHARLES
RD-14
RD-12
RD-11
RD-13
GRAY
PLACE
Y W C A RESIDENCE CLUB
POLICE STATION NO 1
13,072
THE FRANKLIN INSTITUTE OF BOSTON
16,000
SE-76
SE-75
SE-74
SE-77
RD-10
RD-9
RD-8
RD-7 TO RD-2
CLARENDON ST BAPTIST CHURCH
PB-1
9B
9C
29,700
FLOWER

MEMORANDUM September 3, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 PROCLAIMER OF MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN/PARCEL R-1 294-296 COLUMBUS AVENUE

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel R-1/294-296 Columbus Avenue and that the Authority authorize the Director to proclaim by certificate this Minor Modification.

Disposition Parcel R-1 is located at 294-296 Columbus Avenue in the South End Urban Renewal Area and contains a double building on 4,098 square feet of land. Section 602 of the South End Urban Renewal Plan originally called for Parcel R-1 to be developed for residential use. Section 1201 of said plan provides that Minor Modifications may be made at any time by the Boston Redevelopment Authority.

On April 15, 1976, Parcel R-1 was modified to reflect commercial and residential units. At the time of the developer's request, the prospective developer intended to relocate her business establishment from Roxbury to the South End district. The business would occupy 294 Columbus Avenue with the residential units at 296 Columbus Avenue. Also, the prospective developer intended to occupy one of the apartments and rent the other two dwelling units.

However, in the pursuit of the necessary financing for the redevelopment of Parcel R-1 as residential and commercial property, the potential developer had difficulty in securing conventional financing. The lending institutions are more amenable to lending for wholly residential dwellings than for mixed-use property. As a result, the developer requested a modification for her plan to reflect all residential units in an effort to continue with the development of Parcel R-1.

Therefore, it is recommended that the current permitted land-use for this parcel should be reverted from its current commercial and residential to its original use which was strictly residential.

Finally, it is requested that the Director be authorized to proclaim by Certificate this Minor Modification.

The proposed Modification is Minor and does not substantially or materially alter or change the plan. Also, the Minor Modification does permit the original land use. This Modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.